

Please be advised that the Board only takes 16 new cases a month, therefore, first come, first served. Please be advised that a request for reconsideration must be filed within 7 days from the Board meeting.

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 974-2580.

If you need assistance completing this application (general inquiries only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE # _____
ROW # _____

**CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE**

**PLEASE: APPLICATION MUST BE TYPED WITH ALL
REQUESTED INFORMATION COMPLETED.**

WAR

NING: Filing of this appeal stops all affected construction activity.

STREET ADDRESS: 1611 Watchill Road

LEGAL DESCRIPTION: Subdivision – LOT 6 * & E 30 FT OF LOT 7 PEASE ESTATES

Lot(s) _____ Block _____ Outlot _____ Division _____

I/We David Cancialosi on behalf of myself/ourselves as authorized agent for

Phillip and Lauren Siegel _____ affirm that on Jan 4, 2011,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

 ERECT ATTACH COMPLETE REMODEL X MAINTAIN

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

(zoning district) SF3

25-2-492(D) maintain 51% impervious cover

25-2-491(D) maintain 3.5' side yard setback

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The site has maintained the same level of impervious cover since approximately 1980 when a building permit was issued for the house. Original building plans were approved, stamped, and signed on 6-17-80 by COA building official Lonnie Davis and reflect same building footprint for residence and carriage house and pool. In or about 1980, previous owners failed to pull a separate permit for the pool; however, installed at-grade brick work and second drive, increasing overall impervious cover. Pool and driveway layout has been in current configuration since that time. Current owners are unable to fix malfunctioning pool equipment via a new pool permit due to impervious cover issue created by owners prior to LDC adoption.

Denial of request to maintain current impervious cover will result in current owners being forced to remove a substantial portion of pervious cover that has otherwise existed in harmony with the site and surrounding properties. There is no direct evidence linking the addition 6% IC to any local drainage issues.

Regarding the side yard setback, the carriage house was also built in 1980, prior to LDC adoption. A 10.4' section of the carriage house's west facade encroaches approximately 1.5' into the 5' side yard set back. The remainder of the west facade encroaches approximately 2" (two inches) in the 5' setback. In 2008, the carriage house was partially converted to living quarters and passed all building inspections. The encroachment was not cited as an issue at that time. The owner is requesting to maintain this footprint.

HARDSHIP:

2. The hardship for which the variance is requested is unique to the property in that:

- (a) The house, driveway, carriage house, and pool were built in 1980, prior to adoption of LDC regulations. Impervious cover regulations and current permitting procedures and requirements were not in place during this time and have continually become more restrictive.

- (b) The hardship is not general to the area in which the property is located because:

The owners are not aware of adjacent properties that currently exceed the impervious cover limit, nor have unpermitted non-functioning pools as a result of work performed prior to LDC adoption.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The current site layout and use matches surrounding aesthetics and uses enjoyed by surrounding property owners. The owners plan to further improve the area character by adding significant landscaping improvements to the subject site. The existing driveway and related impervious cover pose no adverse impact to the adjacent neighbors.

PARKING: (Additional criteria for parking variances only.) **N/A**

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed *Philip Siegel*

Signed *Lauren M. Siegel*

Mail Address 1611 Watchhill Road

City, State & Zip Austin, Texas 78703

Printed Lauren Siegel Phone 347-1682 Date 10/29/10

Printed Philip Siegel Phone 347-1682 Date 10/29/10

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

General Requirements:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)
- (4) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.
- (5) Austin Energy approval

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____

Mail Address _____

7105 Barnsdale Way 78745

Printed _____

Phone Date _____

Daniel Cananori

1/4/10 572 799 2401

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____

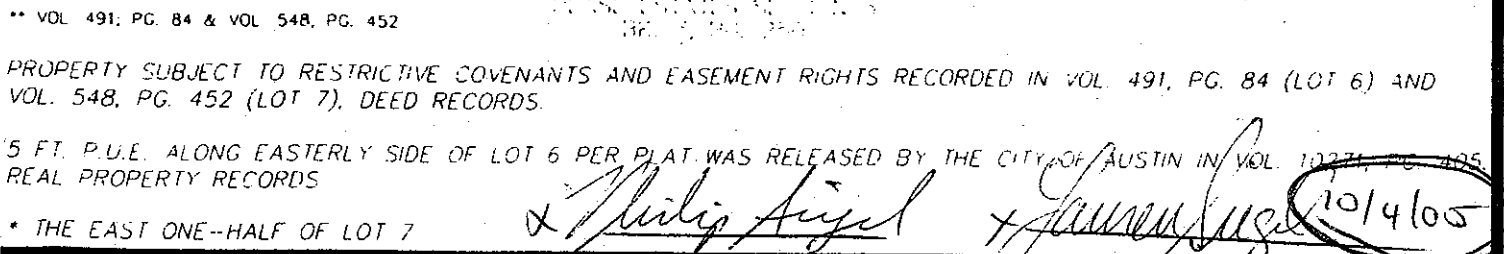
Mail Address _____

Printed _____

Phone Date _____

PPO POWER POLE
 --- OVERHEAD ELEC / TELE LINE
 --- WOOD FENCE
 --- CHAIN LINK FENCE
 --- IRON FENCE
 WMC WATER METER
 IPF 1/2" IRON PIPE FOUND

WATCHHILL ROAD
(55' ROW)





January 3, 2011

Balcones Landscaping
PO Box 201152
Austin, Texas 78720

RE: 1611 Watchhill Road Impervious Cover Issue

David Cancialosi
DCI Permitting & Land Consulting
7105 Barnsdale Way
Austin, Texas 78745

Dear David:

This letter is to state that in our opinion, there are no existing adverse drainage issues with maintaining an impervious cover of 51% on the specified property at 1611 Watchhill Road, Austin Texas 78703. Also, during the recent landscaping project, we ensured that runoff and drainage from the property was reduced and captured. This was done by adding a french drain off the driveway which improved the ground water recharge from the driveway runoff. Secondly, we replaced and extended the gutter downspouts with a popup valve that allows rainwater from the house to be distributed evenly within the new landscaping areas around the house and prevent rainwater runoff. We will also ensure that any future or proposed landscaping improvements that we are involved in will further capture, reduce, and mitigate any remaining runoff.

Balcones Landscaping has been doing business in Central Texas for the past 10 years and we have been a member of the Texas Nursery and Landscape Association (TNLA) for the past 8 years. We are licensed through the Texas Department of Agriculture and we adhere to the standards they set concerning landscaping and landscape methods. We have also done hundreds of landscaping projects in the Austin area, many with a more complicated drainage issue than this project.

If further information is needed, please don't hesitate to contact us.

Sincerely,

Tom Gilbert and Steve Womble
Balcones Landscaping and Barefoot Pools


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FOLDER DETAILS

Permit/Case	Reference File Name	Description	Sub Type	Work Type	Project Name	Status	Application Date	Issue Date	Expiration Date
2010-088607 PR	2010-088607 PR	Renovation to Existing Pool. Pool was never permitted in 1980. Will be pulling BP, PP, EP. Relocating Spa at end of pool. Will be increasing size of pool by approx 50 sqft with removing current spa. Not disturbing pool patio area.	R- 329 Res Structures Other Than Bldg	New	1611 WATCHHILL RD	Rejected	Oct 13, 2010		Apr 11, 2011

Related Folders: No

FOLDER INFO

Information	Description	Value
Is this over a Landfill ?	No	
Smart Housing	No	
Is this property in MUD ?	No	
Current Zoning for Building	SF-3	
Name of Neighborhood Plan	OLD ENFIELD	
Subdistrict	NONE	
Status	NON-NEIGHBORHOOD PLANNING AREA	
Is Historical Review Required?	No	
Is this a Legal Lot ?	Yes	
Is there a Cut & Fill in excess of 4 ft	No	
Parking Spaces Required	1	
Number of Bathrooms	6	
Size of Water Meter	3/4	
Front Set Back	25	
Rear Set Back	10	
Side Set Back	5	
Does property access a paved alley?	No	
Does property access a paved street?	Yes	
Current Use	sf res	
Proposed Use	sf res	
Square Footage of Lot	14087	
Trees greater than 19'	No	
Existing 1st Flr Area Sq. Ft	2201	
Existing 2nd Flr Area Sq. Ft	1761	
Existing 3rd Flr Area Sq. Ft	1102	
Existing Basement Sq. Ft	0	
Existing Detached Garage/Carport Sq. Ft	530	
Existing Wood Decks Sq. Ft	0	
Existing Breezeways Sq. Ft	0	
Existing Covered Patios Sq. Ft	0	
Existing Covered Porches Sq. Ft	457	
Existing Balconies Sq. Ft	56	
Existing Swimming Pool(s) Sq. Ft	388	
Existing Othr Bld/Covered Areas Sq. Ft	978	
Total Existing Building Square Footage	7473	
New/Addn 1st Flr Area Sq. Ft	0	
New/Addn 2nd Flr Area Sq. Ft	0	
New/Addn 3rd Flr Area Sq. Ft	0	
New/Addn Basement Sq. Ft	0	
New/Addn Attached Garage/Carport Sq. Ft	0	
New/Addn Detached Garage/Carport Sq. Ft	0	
New/Addn Wood Decks Sq. Ft	0	
New/Addn Breezeways Sq. Ft	0	
New/Addn Covered Patios Sq. Ft	0	
New/Addn Covered Porches Sq. Ft	0	
New/Addn Balconies Sq. Ft	0	
New/Addn Swimming Pool(s) Sq. Ft	0	
New/Addn Spa Sq. Ft	49	
New/Addn Other Bldg/Covered Areas Sq. Ft	0	
Total New/Addition Bldg Square Footage	49	
Total Building Coverage on lot Sq. Ft.	4222	
Total Building Coverage Percent, of Lot	29.9	
Driveway area on Private Property	2344	
Sidewalk/Walkways on Private Property	200	
Uncovered Patios	401	
Uncovered Wood Decks	0	



Austin City Connection - The Official Web site of the City of Austin

For permit questions/issues, [Send email](#) or (512) 974-8370.[Legal Notices](#) | [Privacy Statement](#)

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P.O. Box 1088, Austin, TX 78767 (512) 974-2000

Max. Bldg. Cov. Sq. Ft. Allowed	5634
Max. Impervious Coverage Sq Ft Allowed	6339
Building Inspection	Yes
Electric Inspection	Yes
Mechanical Inspection	No
Plumbing Inspection	Yes
Energy Inspection	No
Driveway Inspection	No
Sidewalks Inspection	No
Environmental Inspection	No
Landscaping Inspection	No
Tree Inspection	No
Water Tap Inspection	No
Sewer Tap Inspection	No
On Site Sewage Facility Inspection	No
Fire Inspection	No
Health Inspection	No
Usage Category	329
Hazardous Pipeline Review Required	No
Electric Service Planning Application?	Yes
ESPA Application Number	123123
ESPA Approval Date	Oct 13, 2010
Site has Water availability?	Yes
Site has Waste Water availability?	Yes
Site has a septic system?	No
Subject to RD&C Requirements	RESIDENTIAL DESIGN STANDARDS
Maximum FAR allowed	.4
Existing 1 Fl Area	2631
Existing 1 Fl Area-Ceiling Ht over 15'	0
Existing 1 Fl Area-Ceiling Ht 15' or less	2631
Existing Total 1 Fl Gross Area	2631
Existing 2 Fl Area	1761
Existing 2 Fl Area-Ceiling Ht over 15'	0
Existing 2 Fl Area-Ceiling Ht 15' or less	1761
Existing Total 2 Fl Gross Area	0
Existing 3rd Fl Area	1102
Existing 3 Fl Area-Ceiling Ht over 15'	0
Existing 3 Fl Area-Ceiling Ht 15' or less	1102
Existing Total 3rd Fl Gross Area	1102
Existing Basement Gross Area	0
Existing Garage attached	0
Existing Garage detached	0
Existing Carport	0
Existing Total Sq Ft	3733
New/Addn 1 Fl Area	0
New/Addn 1 Fl Area-Ceiling Ht over 15'	0
New/Addn 1 Fl Area-Ceiling Ht 15' or less	0
New/Addn Total 1 Fl Gross Area	0
New/Addn 2 Fl Area	0
New/Addn 2 Fl Area-Ceiling Ht over 15'	0
New/Addn 2 Fl Area-Ceiling Ht 15' or less	0
New/Addn Total 2 Fl Gross Area	0
New/Addn 3 Fl Area	0
New/Addn 3 Fl Area-Ceiling Ht over 15'	0
New/Addn 3 Fl Area-Ceiling Ht 15' or less	0
New/Addn Total 3 Fl Gross Area	0
New/Addition Basement Gross Area	0
New/Addition Garage attached	0
New/Addition Garage detached	0
New/Addition Carport	0
New/Addition Total Sq Ft	0
Total Number of Driveways	1
Driveway Width 1	12
Total Number of Sidewalks	1
Code Year	2006
Code Type	International Residential Code

PROPERTY DETAILS

Number	Pre.	Street	Street Type	Dir	Suite Type	Suite Number	City	State	Zip	Legal Desc
1611		WATCHHILL	ROAD				AUSTIN	TX	78703	Lot: 6 Block: Subdivision: PEASE ESTATES

Lot: 6 Block: Subdivision: PEASE ESTATES

PEOPLE DETAILS

Desc.	Organization Name	Address	City	State	Postal	Phone1
Applicant	Balcones Landscaping (Tom Gilbert)	P.O.BOX 201152	Austin	TX	78720	(512)335-5263

PROCESSES AND NOTES

Process Description	Status	Schedule Date	Start Date	End Date	Assigned Staff	# of Attempts
Residential Intake	Closed	Oct 13, 2010	Oct 13, 2010	Oct 13, 2010	Brent Hendricks (974-2413)	1
Residential Admin	Open				Residential Zoning Reviewers	0
Residential Zoning Review	Rejected	Oct 13, 2010	Oct 13, 2010		Brent Hendricks (974-2413)	1
Tree Ordinance Review	Open				Michael Embesi (974-1876)	0

[Back](#)



1611 WATCHHILL RD [PR]

Folder | Property (1) | People (2) | Info (236) | Fee/Charge | Process (4) | Document (2) | File | Comment | Attachment | Conditions

Folder #	Ref	Folder: 10 088607 R 00 PR	Description	Mand.	Value
2010 088607 R 00 PR	2010-088		Total Bldg Coverage on lot		
			Total Building Coverage on lot Sq. Ft.	<input checked="" type="checkbox"/>	4222
			Impervious Coverage		
			Total Impervious Coverage Square Footage	<input type="checkbox"/>	7646
			Total Impervious Coverage Percent of Lot	<input checked="" type="checkbox"/>	50.4
			Current Use	<input checked="" type="checkbox"/>	sf res
			Proposed Use	<input checked="" type="checkbox"/>	sf res
			Total New/Addition Bldg Square Footage	<input type="checkbox"/>	49
			Parking Spaces Required	<input checked="" type="checkbox"/>	1
			Building		
			Certificate of Occupancy to be Issued	<input checked="" type="checkbox"/>	
			Usage Category	<input type="checkbox"/>	329
			Commercial or Residential Use	<input type="checkbox"/>	Residential
			Required Inspections		
			Building Inspection	<input checked="" type="checkbox"/>	Yes
			Electric Inspection	<input checked="" type="checkbox"/>	Yes
			Mechanical Inspection	<input checked="" type="checkbox"/>	No
			Plumbing Inspection	<input checked="" type="checkbox"/>	Yes

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Set Values

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